SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:
   Towns on 7th

2. Name of applicant:
   Blue Fern Development – George John

3. Address and phone number of applicant and contact person:

18300 Redmond Way, Suite 120
Redmond, WA 98052
425-629-3854
George John
George@BlueFern.com

4. Date checklist prepared:

August 17, 2022

5. Agency requesting checklist:

City of Issaquah, WA

6. Proposed timing or schedule (including phasing, if applicable):

Clearing and grading is anticipated to begin in SPRING 2023, with construction in the following immediately after. No phasing is anticipated.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No, there are no further plans.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Arborist Report prepared by Greenforest in August 2022, Wetland & Stream Reconnaissance prepared by Altmann Oliver Associates, LLC in December 2021, Geotechnical Report prepared by Terra Associates, Inc. in August, 2022, and Storm Drainage Report prepared by Core Design, Inc, in August 2022.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.

Site Development Permit Approval, Binding Site Plan Approval, Grading Permit, Right-of-way Permit, Building Permits, & SEPA Determination

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal's intent is to entitle 29 new townhome multi-family dwelling units, comprised of six buildings. Three new private internal roadways are proposed, with two T-intersections ultimately connecting to 7th Avenue NW. Stormwater management infrastructure, tree retention, and recreation opportunities are proposed onsite in support of the new residences.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The location of the proposal includes six parcels at approximately 1.32 acres inside the City of Issaquah's city limits. The subject parcels have frontage along Newport Way NW, NW Holly Street, and 7th Avenue NW. Addresses are assigned as 710, 720, 755, & 765 7th Avenue NW, with two of the six parcels not addressed, but the parcels are also identified as Assessor Parcel Number (APN) 884430-0026, 884430-0027, 884430-0030, 884430-0031, 884430.0032, & 884430-0033 in the NW Quadrant of Section 28, Township 24, Range 6. The legal description, site plan, vicinity map, and topographic map can be found in the plan set submitted with this SEPA review.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope is approximately less than 5% with an overall elevation change is roughly 2.5-feet from the highest points in the southwest and lowest point in the northeast.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soil type listed by the NRSC Web Soil Survey Map is Briscot Silt Loam material at 100% of the area of interest. There are no agricultural lands of long-term significance. Any removal of soils onsite will be in accordance with the City of Issaquah's clearing and grading requirements.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are historical records of landslides in the surrounding area, with the closest located south of the project site near the Issaquah Valley Elementary School. Per the WA State DNR Geologic Information Portal, there are no indications or history of unstable soils onsite.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading is proposed in the development to ensure proper roadway configuration, site drainage, stormwater management, and building envelopes. Approximately 565 CY of cut and 2,240 CY of fill is anticipated, with a net fill of 1,675 CY. The source of fill dirt has not

been determined yet.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur as a result of clearing and grading during construction. However, best management practices (BMPs) through the implementation of a SWPPP and CESCL will be utilized to minimize erosion and ensure sediment control.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 68% of the subject site will be covered by impervious surfaces post construction.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A Construction Storm Water General Permit (CSWGP) from WA State Dept. of Ecology is required due to the site being larger than one acre in size. The CSWGP requires a Storm Water Pollution and Prevention Plan (SWPPP) and Temporary Erosion and Sedimentation Control (TESC) Plan that will be prepared and implemented prior to start of construction.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Temporary impacts include construction-related vehicle exhaust and dust particles dispersed from sawing, cutting, and manipulating materials onsite. Any spray-on material applications, such as paint or insulation, should be applied following OSHA and ISO guidelines for installation and clean up management.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No, off-site sources of emissions would be those typical for residential neighborhoods, such as automobile exhaust and fireplace/heating infrastructure.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Construction impacts are not anticipated to be significant and can be control through BMP implementation, such as aggregate construction entrances, truck wash stations, or spray-truck watering for exposed soils.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is one known surface water bodies located along the west and south property boundaries, it is noted as an un-named stream tributary, and discharges into Issaquah Creek (Proper) one half mile east of the project site. The waterway nearest the project boundaries is noted as non-fish barring and is conveyed around the boundary of the project

via a man-made conduit judging by its direct alignment with Newport Way NW and NW Holly Street.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No, there will not be any work over, in, adjacent, or within 200 feet of surface water bodies.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No filling or dredging of surface water bodies are anticipated.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No withdrawals or diversions are anticipated.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

A portion of the project site is located inside of a flood hazard area noted as a 0.2 percent annual chance of flooding. The subject parcel is located within FEMA FIRM Panel 53033C0691J, Zone X. No portion of the project site is within the 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, the proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The proposed development will be served by City of Issaquah's Water District, a public water system. No wells and no groundwater withdrawals are anticipated.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The proposed development will be served by City of Issaquah's Sanitary Sewer District, a public sanitary sewer system, and no industrial or agricultural uses are anticipated.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will be generated from driveways, sidewalks, right-of-ways, and structures, and will be captured, conveyed, and discharged into a detention vault located on Tract A. Stormwater management infrastructure will be sized according to the capacity requirements

listed in the WA State Dept. of Ecology's (DOE) Stormwater Management Manual for Western WA, the 2017 City of Issaquah's Addendum to DOE's SMM, and Chapter 16.26 of the Issaquah Municipal Code (IMC). A National Pollutant Discharge Elimination System (NPDES) construction stormwater permit may be required.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Generally, no. Stormwater infrastructure will include treatment mechanisms and/or flow control applications to prevent the discharge of waste into the environment. The potential for illicit discharges and petroleum hydrocarbons from construction vehicles will be managed through the associated project SWPPP. After construction, potential pollutants include roadway runoff and landscaping applications.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, drainage patterns will only be affected within the limits of the development. Stormwater generated in the vicinity of the project will remain in its natural drainage basins at pre-development rates.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

No drainage impacts are anticipated; therefore, no mitigation measures are triggered. See answer to Questions (c)(1) for control and mitigation methods. Also please refer to the provided stormwater management site plan sets for further details.

4. Plants [help]

a. Check the types of vegetation found on the site:

_✓_deciduous tree: alder, maple, aspen, other
_✓_evergreen tree: fir, cedar, pine, other
____shrubs
_✓_grass
____pasture
____crop or grain
_____ Orchards, vineyards or other permanent crops.
_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
_✓_other types of vegetation ***(Common to residential land uses)***

b. What kind and amount of vegetation will be removed or altered?

Selective alteration or removal of vegetation will occur for the construction of roads and dwellings. Trees will be retained pursuant to the applicable Code requirements. New vegetation will be planted, and invasive or noxious species will the removed.

c. List threatened and endangered species known to be on or near the site.

No threatened or endangered plant species are known to be on or near the site and according to the WSFW PHS interactive web map, and there are no listed or candidate species occurrences listed.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Proposed landscaping may include the use of native or drought resistant plants. Invasive species found on site will be removed to enhance existing and planted vegetation. Please reference the Landscaping Plan submitted with this development proposal.

e. List all noxious weeds and invasive species known to be on or near the site.

Per WSDA Noxious Weed Data Viewer and King County's iMap data, Tansy Ragwort has been reported in the vicinity of the project site. Due to its prevalence across the state it is likely that Himalayan Blackberry is on the project site as well.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

No threatened or endangered species are known to be on or near the site and according to the WSFW PHS interactive web map.

c. Is the site part of a migration route? If so, explain.

Yes, like all of Western Washington, the project lies within the Pacific Flyway Migratory Route.

d. Proposed measures to preserve or enhance wildlife, if any:

To help preserve and enhance wildlife, the project is proposing the meet the required tree retention and landscaping requirements to support animal species in the area.

e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to on or near the site.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas through Puget Sound Energy will be the primary source of energy used to provide heating and cooling to each dwelling. The builder will provide the appropriate heating and cooling systems that are energy efficient and cost effective for the homebuyer.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the project will not affect the potential use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The proposed dwelling will be constructed in conformance with the applicable International Residential Code and State Energy Code standards. Energy conserving materials and fixtures will be evaluated for suitability in all new construction. Homes designed to be energy efficient are common in this area.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No. There are no known environmental health hazards that could occur as a result of this proposal.

1) Describe any known or possible contamination at the site from present or past uses.

There are no known contamination events at the site from past or present uses, but the Issaquah Valley Elementary to the south is a known contamination site awaiting cleanup per the DOE's MCTA Toxic Cleanup interactive online map.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

No known additional existing hazardous chemicals/conditions that would affect the proposal.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Any chemicals stored onsite would be typical of residential home usage, such as paint, fertilizers, and automotive lubricants. During construction, use of heavy-duty trucks will be common onsite, but spill control plans and standard automotive maintenance practices performed by the contractor should be in place throughout the construction phase.

4) Describe special emergency services that might be required.

No known requirements for special emergency services.

5) Proposed measures to reduce or control environmental health hazards, if any:

No proposed measures at this time. The contractor onsite will be required to following all standard OSHA, L&I and WA DOE spill prevention plan requirements.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The main source of off-site noise in this area originates from the vehicular traffic present on

Newport Way NW, NW Holly Street, 7th Avenue NW, and nearby local access streets. This is not anticipated to negatively affect the proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise impacts will result from the use of construction and building equipment during site development and home construction. Long-term impacts will be those associated with the increase of human population, additional traffic and noise associated with residential areas.

3) Proposed measures to reduce or control noise impacts, if any:

Building construction will be done during the hours prescribed by the City. Construction equipment should be equipped with muffler devices and idling time should be encouraged to be kept to a minimum.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

North: Single-Family, Multi-Family (Duplexes), & Commercial
East: Single-Family, & Multi-family (Duplexes)
South: Multi-Family, & Educational Institution (Elementary School)
West: Single-Family, Commercial, & Open Space
Current proposal does not affect current land uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

There will be no impact on agriculture or forest lands as this parcel has been a privately owned property for many years and is not currently used as agriculture or forest land.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No, there are no known farm or forest uses in the vicinity.

c. Describe any structures on the site.

Four of the six parcel contain existing single-family residences (two of the four are mobile homes) and associated garages (APNs 884430-0026, 884430-0027, 884430-0030, & 884430-0031), and the remaining two have not structures located on them.

d. Will any structures be demolished? If so, what?

Yes, all existing residences and accessory structures will be demolished as a result of this proposal.

e. What is the current zoning classification of the site?

MUR = Mixed-Use Residential

f. What is the current comprehensive plan designation of the site?

Multi-Family Residential

g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

None are known.

i. Approximately how many people would reside or work in the completed project?

Per the US Census Quick Facts from the 2016-2020 population dataset there are 2.38 persons per household in King County. Based on this dataset, approximately 69 individuals will reside within the completed project. (29 DUs X 2.38 persons per household = 69.02 persons)

j. Approximately how many people would the completed project displace?

Based on the above calculation of new residences, approximately 10 persons will need to relocate.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No measures proposed, due to a net gain of 59 additional individuals projected to reside within the development. All existing dwelling units are individually owned.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Site design is regulated per local and state code, and the proposed land use is permitted in this zoning district so it will be compatible with existing and projected land use plans.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None, there are no known agricultural or forest lands in the vicinity.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The project will provide 29 new residences. The new residences are anticipated to be market rate homes as middle-income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Four of the existing dwelling units will be eliminated and could be considered middle-income housing.

c. Proposed measures to reduce or control housing impacts, if any:

Other than being regulated by local and state code, there are no measures to reduce or

control housing impacts.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any proposed structure will be the maximum height allowed by local code (48-feet). Exterior materials may be wood, cement board siding or other materials allowed by building codes.

b. What views in the immediate vicinity would be altered or obstructed?

There should be no impact upon views in the immediate vicinity.

b. Proposed measures to reduce or control aesthetic impacts, if any:

Since the proposal does not anticipate obstructing or altering any views, all measures to reduce or control aesthetic impacts will be regulated by local code and reviewed by the appropriate jurisdiction.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Minimal light and glare will be a result of residential lighting and traffic which will occur early in the morning and late in the evening.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No safety hazards related to light or glare is anticipated. Typical building materials, such as wood, masonry, brick, or composite, do not commonly produce glare that would pose a safety hazard.

c. What existing off-site sources of light or glare may affect your proposal?

No impacts from off-site light or glare are anticipated due to the surrounding residential land uses.

d. Proposed measures to reduce or control light and glare impacts, if any:

The project should be designed to minimize light and glare including the utilization of down-lighting.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

The Issaquah Valley Elementary School is adjacent to the project site to the south, and Cougar Mountain Middle School is about two driving miles to the southwest. Berntsen Park, Salmon Run Nature Park, Confluence Park, and Cybil Madeline Park are within half of a mile of the project site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No displacement of recreational uses is anticipated since the site was used for single-family residence.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Residential common private community space is required onsite per municipal code requirements for all multi-family development, including townhomes. Approximately 2,400 squarefeet is proposed in the form of a plaza, picnic/BBQ area, and lawn area. Please refer to the provided site plan sets for the location of the facilities and further details.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

There are two sites located less than one mile from the project site that is determined eligible due to architecture, they include the Issaquah Valley School District Headquarters and Anderson-Tolle Farm.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are not any landmarks or features, such as cemeteries or other evidence of Native American or historic use by regional tribe affiliations. The properties have been historically used for single-family residence dating back to the 1970s and 80s, and if an archaeological site or artifact is found during construction, the appropriate Historical Preservation Professional will be notified.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Nothing is known at this time. The appropriate historical Preservation Professional will be notified if an archaeological site or artifact is found during construction.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No measures are currently proposed. If an archaeological site or artifact is found during construction, the appropriate historical Preservation Professional will be notified.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is served by 7th Avenue NW and has frontage on Newport Way NW and NW Holly Street. The development of the parcel will include internal access via three private roadways with two T-intersections. No through streets or connectivity is anticipated.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, King County Transit provides three Bus Routes (#208, 214, & 271) less than a half mile to the north, with the closest bus stop located at the intersection of NW Gilman Blvd. and 7th Avenue NW. The Issaquah Transit Center is also located less than one miles from

the project site near the intersection of WA State Hwy 900 and NW Maple Street.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

One parking stalls per multi-family dwelling is required. Nearly all units are proposed to provide 2 stall per residence. Additional guest parking is provided internally, as well as along 7th Ave NE. Total off-street parking stalls will be approximately 50-60 stalls. The new public roadway will also have four additional parking stalls available near the common private community space.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Yes, the proposal will add three new private roadways internally accessing the development from 7th Avenue NW. A 20' primary through block passage easement with a 10' wide concrete walkway will be provided through the middle of the proposal for pedestrian circulation. The city has future roadway improvement planned along Newport Way NW and NW Holly Street, so a 4 foot wide temporary asphalt pathway will be provided until city improvements to the two roadways can be completed. One additional foot of right-of-way will also be dedicated along 7th Avenue NW to bring the ROW width up to city standards.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No, the project will not.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Approximately 275 daily trips is based on the average number of 9.5 daily trips per dwelling unit, based on data published by the Institute of Transportation Engineers.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, the proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads in the area.

h. Proposed measures to reduce or control transportation impacts, if any:

No additional measure are proposed at this time.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposed community will result in increased need for public service such as fire, health, and police protection consistent with typical of multi-family developments.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Roads and dwellings will be constructed to meet all applicable standards and codes of the

City and IRC/WSEC. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity/Gas: Puget Sound Energy
Water: City of Issaquah Water District
Sanitary Sewer: City of Issaquah Sanitary Sewer District
Refuse: Waste Management
Communication & Media: Comcast / Ziply fka Frontier

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.